

POTTER BUILDING IS SOLD TO OPERATOR

Harry Aronson Now the Owner of 11 Story Structure on Park Row.

PRICE ABOUT \$2,000,000

Market and Fulton Bank Building Sold Through C. F. Noyes Company.

Attention was drawn to the City Hall section again yesterday by the sale of the old Potter Building, an eleven story structure covering the southern half of the triangular block bounded by Park Row, Beckman, Nassau and Spruce streets, and overlooking City Hall Park. Harry Aronson is the buyer of the property, for which he is said to have paid about \$2,000,000. The sale was negotiated by William H. Whiting & Co.

The Potter Building has come to be a landmark in the City Hall section. It was built a number of years ago by the late Orlando Potter, who at the time was a member of Congress. He put up the building as an investment and for a number of years was regarded as one of the finest buildings of commercial architecture in the city. It has a frontage of 96 feet on Park Row, 96 feet on Nassau street and 144 on Beckman street. The only other building on the block is the Jones Building or the Times Building, as it was once known. The land on which the two buildings now stand was at one time the "Governor's Garden." Then it became the site of the First Bank of New York.

The sale of the Potter Building marks the fourth big transaction of its kind in the City Hall area, the first being the purchase by Frank A. Munsey of The Sun Building at 150 Nassau street. The other two sales were those of the Morse Building at Nassau and Spruce streets, adjoining The Sun Building, and the Van Derbilt Building, also on the south side of Nassau and Beckman streets. Charles F. Noyes Company has sold to clients of Wechsler & Cohn the eleven story Market and Fulton Bank Building at 81 and 83 Fulton street, occupying the block front on Gold street to Ann street. The building covers a plot of 200x100, and 4,600 square feet with street frontages of about 225 feet. It is leased largely to single floor tenants at the annual rental of about \$50,000.

As a condition of the sale the Irving Trust Company secures a lease for twenty years on the ground floor, safe deposit vaults and other space in the building for its rapidly increasing business at this point. The property has been placed in the charge of the Charles F. Noyes Company for management. The sellers were represented by Breed, Abbott & Morgan, attorneys.

FORSHAY BUYS SAN DOMINGO.
Byrne & Bowman sold to Stewart Forshay, old time builder, for B. H. Stoddard, a twelve story apartment house, 100 West End avenue, a six story apartment house, the San Domingo, 100 West End avenue, at the junction of Broadway and facing Straus Park. Stoddard & Mark, attorneys, acted for the purchaser and Charles Bellows represented the sellers.

SAM BEHRMAN IN 3 DEALS.
Samuel Behrman has bought 705 West 17th street, adjoining the northwest corner of Broadway, a five story apartment building, 55x100. Mr. Behrman also resold to Max Glicker the Belvedere, at the southwest corner of Edgewood avenue and 150th street, a six-story elevator apartment house, 100x100, for John H. Banning.

WEST 115TH ST.—William Goldstone bought the seven story apartment, 39x125, at Nos. 352 and 352, from the Central Union Trust Company.

CHURCH STREET RESOLD.

The Charles F. Noyes Company has resold for William Goldstone to Richmonde, Levinger & Co., Inc., 209 Pearl street, a five story loft building, 24x120. The property adjoins Levinger's other purchases recently made, the Charles F. Noyes Company, including 91, 93, 95 and 97 Maiden lane and 4, 6 and 8 Gold street.

BROWN BUYS 22 EAST 22D ST.
Frederick Brown bought from Charles Lanier 22 East Twenty-second street, a five story loft building, on lot 28x38.5. The property is vacant at present, and was formerly occupied by the Department of Labor. Dwight Archibald and Perry and P. B. Robertson were the brokers.

WILL BUY BROADWAY CORNER.
The 434 Broadway Realty Corporation has been formed with B. Klar, J. Shenk and L. D. Morrison as directors, to purchase the nine stories of the building at 78, 80 and the northeast corner of Broadway and Howard street. The owner of the company is the Metropolitan Life Insurance Company.

OPERA HOUSE SOLD AGAIN.
The Lexington Avenue Opera House, at Lexington avenue and Fifteenth street, was sold yesterday to the Rogers-Sterns Realty Company. Gustave A. Rogers, president, a client of Wechsler & Cohn, attorneys.

The property fronts 50 feet on Lexington avenue, 220 feet on Fifty-first street, and is assessed at \$500,000.

SWISSEIN SELLS 60 FULTON ST.
Mr. Th. Broadway-John Street Corporation, Elias A. Cohen president, has purchased from the Leonard Lawson estate 60 and 60 Fulton street, a six story building, 50x68. The property has been held by the Lawsons for over fifty years.

RACING MEN BUY OLD ESTATE.
Pease & Elliman sold for Mrs. Lily A. Livingston the Rancocas Stock Farm, containing about 1,400 acres of woodland and field, with several large lakes, at Jobstown, near Trenton, N. J. The property was bought by a syndicate of racing men. It was purchased in 1907 by the late Peter Lorillard and represents an outlay of over \$2,000,000. It has extensive stables, large racetrack and an English game preserve, which is well stocked. He will sold it in 1901 to Mrs. Livingston. It had been held at \$750,000 and was sold completely equipped.

BUYER FOR SMITHERS PLACE.
L. P. & H. V. C. Flea and Douglas Gibbons & Co. have sold for Charles Smithers of El Paso, Texas, and his home on North street, between White Plains and Rye, known as Hill and Dale, to James A. Thomas of Shanghai, China, a director of the British-American Tobacco Company. The property is one of the handsomest in the section and ad-

joins the property recently sold to A. J. Drexel Biddle, Jr.

CLOTHING WORKERS TO BUILD.

The New York Joint Board of Amalgamated Clothing Workers of America, which recently acquired from Edward F. Searles and the Mueger estate the old Newboy Hotel property on the south-west corner of Second avenue and Eleventh street, 55x128, will erect on the site a seven story building containing offices, meeting rooms, gymnasium, etc., to be ready by January, 1921. The construction will be carried on by the American Centre, Inc. Sixty thousand clothing makers will donate a day's wages to the undertaking.

TO ALTER 128 EAST 19TH ST.

William A. White & Sons sold for Anna Bigelow 128 East Nineteenth street to the tenant. The property comprises an old stable, which will be altered into one of the most attractive studies in the vicinity of the "Block Building."

RESIDENTIAL LEASES.

Pease & Elliman leased apartments at 80 Park avenue to Amory S. Cartar, Jr.; 85 Park avenue to Dr. A. MacCullum, Jr.; 148 West Fifteenth street to Hugo Glone, C. Uzzell and A. F. McCarthy; 34 West Fifty-sixth street to Miss Helen Henry; 25 West Fifty-eighth street to Dr. John A. Victor and others; 217 West Seventy-second street to Mrs. Ethel M. Berg; 128 West Seventy-third street to Miss Eliza Rasmussen and Mrs. Helen Dules, and 3 West Seventeenth street furnished to Morton Rosenberg.

William A. White & Sons leased at 19 West Fifty-fourth street a furnished apartment to Edwin F. Bowley.

BROOKLYN TRANSACTIONS.

Bulkeley & Morton sold 1271 Bergen street, a three story and basement one family dwelling, 30x100 on P. J. Carlin.

O. E. Allard and J. J. Levey sold the two flats in a four room, 30x100, on the east side of East Fourteenth street, Plathaus, 400 feet north of Avenue P.

E. Knowles Company sold 237 South Ninth street, a three story and basement stone and brick dwelling, 25x100. M. Rosenfeld Company, brokers.

WEST 24TH ST.—John Peters sold for the Schoenfeld Realty Company to Nathan Lieberman & N. Levin, at No. 617, a six story apartment, 25x22.

WEST 115TH ST.—John R. Davidson sold for the Westbrook Realty Company the five story flat at No. 225 to Thomas J. Reynolds.

GREENE ST.—The Lebowitz Corporation sold to S. H. Wallerstein at No. 10, a seven room and basement stone and brick dwelling, 25x100. M. Rosenfeld Company, brokers.

WEST 24TH ST.—W. Sharum bought from the Bronx Corporation Noa 149 to 155, a six story loft, \$3,425,000, renting for \$25,000.

VARICK ST.—J. Irving Walsh sold for the estate of John Castres, Inc., the southeast corner of Varick and Dominick sts., three three story houses and a vacant parcel on Varick st. and the building remaining 5x48.

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WESTCHESTER DEALS.

Prince & Riley, Inc. sold 1271 Bergen street, a three story and basement one family dwelling, 30x100 on P. J. Carlin.

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WEST 136TH ST.—Joseph G. Abramson purchased from the Bronx Corporation Noa 149 to 155, a six story new law apartment house, on plot 37x160, at No. 514. Upon the signing of the contract same was resold to Joseph J. Vining, client, for cash.

For Thomas I. Raymond of South Norwalk, Conn., his cottage and about a quarter of an acre of land on Shepard place to Mrs. Zina Empay.

Fish & Marvin sold for the Witherbee Real Estate and Improvement Company their new studio residence on Pelhamdale Avenue, 100x100, to Pelhamwood, to Courtland Palmer of New York city.

Edward C. Griffin & P. H. Collins one-half acre of land on Elm avenue, Larchmont, to Thomas F. Russell of New York city, his son, about one-eighth of an acre of land on Elm and Linden avenues to William A. McDonald for occupancy.

Frank C. Sauter sold the plot of lots on the Bronx Corporation Noa 149 to 155, a six story apartment, 25x22.

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WEST 136TH ST.—John Peters sold for the Schoenfeld Realty Company to Nathan Lieberman & N. Levin, at No. 617, a six story apartment, 25x22.

WEST 136TH ST.—Dr. Benjamin Freudenthal sold the dwelling, No. 223, 18x19, to the First Reformed Episcopal Church, through Ludwig Marx.

WEST 24D ST.—Crosby & Blomley sold to John Towney No. 444, a four story building, 25x28.5, to Maxfield H. Keck.

LEXINGTON AVE.—Henry Keck sold the four story building, No. 463, 20x26.

WEST 115TH ST.—W. D. Morgan sold for the Elsickill Manor has sold to the Elsickill Realty Company to William J. Watson of New York city, who will occupy the premises. George Howe was the broker.

OUT OF TOWN TRANSACTIONS.

Frank Hughes Taylor Co. of Montclair, N. J. sold 25 Aubrey road for Otto Fenzl, fitto Henry Johnstone of the Colgate Company; also 268 North Mountain ave.; also 268 North Mountain, to Louis Flinstock of the National Liberty Fire Insurance Company to William F. LaPorte, and to Eleanor B. Glifford of Summit to E. E. Thomas the property at 34 Aubrey road, 60x150.

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PEASE & ELLIMAN'S TWO APARTMENTS.

Pease & Elliman sold for Mrs. Lily A. Livingston the Rancocas Stock Farm, containing about 1,400 acres of woodland and field, with several large lakes, at Jobstown, near Trenton, N. J. The property was bought by a syndicate of racing men. It was purchased in 1907 by the late Peter Lorillard and represents an outlay of over \$2,000,000. It has extensive stables, large racetrack and an English game preserve, which is well stocked. He will sold it in 1901 to Mrs. Livingston. It had been held at \$750,000 and was sold completely equipped.

OTHER SALES IN THE BRONX.

Washington Ave.—Clement H. Smith sold for Mary E. Logo of Paris, France, one-half acre of land on Elm avenue, Larchmont, to Thomas F. Russell of New York city, his son, about one-eighth of an acre of land on Elm and Linden avenues to William A. McDonald for occupancy.

East 115th St.—Harris & Vaughan, Inc., sold the four story dwelling, 18x100, to John F. Banning.

East 115th St.—James Henry sold for the Engraving Savings Bank dwelling, 18x100, to the First Reformed Episcopal Church, through Ludwig Marx.

West 115th St.—William Goldstone bought the seven story apartment, 39x125, at Nos. 352 and 352, from the Central Union Trust Company.

West 115th St.—W. D. Morgan sold for the Elsickill Manor has sold to the Elsickill Realty Company to William J. Watson of New York city, who will occupy the premises. George Howe was the broker.

OUT OF THE AUCTION ROOMS.

141 Vestey Street, 1st fl., 15x100, by Henry Brady.

152 Ft. 2nd fl., 15x100, by Henry Brady.

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154 Ft. 2nd fl., 15x100, by Henry Brady.

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164 Ft. 2nd fl., 15x100, by Henry Brady.

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169 Ft